



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

### Site Plans and Subdivisions

### 11/2/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#### # 1 297 SEVEN FARMS DRIVE COMMERCIAL

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 297 SEVEN FARMS DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000209  
Acres: 1.45  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DI-TC

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000029  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND COMPANY, INC.  
Applicant: C BAKER ENGINEERING, LLC 843-270-3185  
Contact: CAMERON BAKER cameron@cbakerengineering.com

Misc notes: Construction plans for a new 27,786 commercial development and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

#### # 2 400 MEETING STREET

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 400 MEETING STREET  
Location: PENINSULA  
TMS#: 4590903109  
Acres: 1.17  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 6  
Zoning: MU-2

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000055  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: BAR

Owner: SEINE-SCP MEETING STREET OWNER, LLC  
Applicant: C BAKER ENGINEERING, LLC 843-270-3185  
Contact: CAMERON B. BAKER cameron@cbakerengineering.com

Misc notes: Construction plans for a 6 unit building and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application & CSWPPP required.

#### # 3 CAINHOY SOUTH, PHASE 1B (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI  
Location: CAINHOY  
TMS#: 2620000008  
Acres: 39.77  
# Lots (for subdiv): 53  
# Units (multi-fam./Concept Plans):  
Zoning: PUD (CAINHOY PLANTATION)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000035  
City Project ID Name:

Submittal Review #: 2ND REVIEW  
Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269  
Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a 53 lot phase of a subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

---

**#4 4 MAPLE STREET****SITE PLAN**

Project Classification: SITE PLAN

Address: 4 MAPLE STREET

Location: PENINSULA

TMS#: 4631202013, 014, 084, 088

Acres: 0.22

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LB

 new BP approval tracking

City Project ID #: 170627-MapleSt-1

City Project ID Name: TRC\_SP:4MapleStreetDevelopment

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: JJR DEVELOPMENT

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC. 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

**Misc notes:** Construction plans for new 5,490 square foot commercial building and associated improvements.**RESULTS:** Revise and resubmit to TRC.

---

**#5 THE WONDERER VENUE****SITE PLAN**

Project Classification: SITE PLAN

Address: 1705 MEETING STREET

Location: PENINSULA

TMS#: 4640600008 &amp; 009

Acres: 1.02

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: UP

 new BP approval tracking

City Project ID #: 170417-1705Meeting StreetRd-1

City Project ID Name: TRC\_SP:TheWondererVenue

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: PENINSULA PARTNER HOLDINGS, INC.

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Contact: GILES BRANCH admin@earthsourceeng.com

**Misc notes:** Construction plans for a pool venue and associated improvements.**RESULTS:** Revise and resubmit to TRC.

---

**#6 WEST ASHLEY CIRCLE SHOPPING CENTER****SITE PLAN**

Project Classification: SITE PLAN

Address: WEST ASHLEY CIRCLE &amp; GRAND OAKS BOUL

Location: WEST ASHLEY


TMS#: 3010000048 &amp; 688

Acres: 15.92

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: GB

 new BP approval tracking

City Project ID #: 140513-West AshleyCir-1

City Project ID Name: TRC\_SP:WestAshleyCircleShoppingCenter

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: LONG TERM HOLDINGS, LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC. 843-884-1667

Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

**Misc notes:** Construction plans for a new shopping center with food store and retail stores (82,625 square feet).**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

---

**#7 HOME 2 SUITES HOTEL****SITE PLAN**

Project Classification: SITE PLAN

Address: 160 FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000251

Acres: 2.5

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: DI-GO

 new BP approval tracking

City Project ID #: 160519-FairchildSt-1

City Project ID Name: TRC\_SP:Home2SuitesHotel-DanielsIsland

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-Z

Owner: DANIEL ISLAND VENTURES III

Applicant: EARTHSOURCE ENGINEERING 843-881-0525


Contact: GILES BRANCH branchgn@earthsourceeng.com

**Misc notes:** Construction plans for a new hotel and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

---

**#8 WALNUT STREET****SITE PLAN**

Project Classification: SITE PLAN  
Address: WALNUT & MEETING STREETS  
Location: PENINSULA  
TMS#: 4590501097  
Acres: 0.078  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

 new BP approval tracking

City Project ID #: 160524-WalnutSt-1  
City Project ID Name: TRC\_SP:AtkinsandWalnutStNewConstruction

Submittal Review #: 2ND REVIEW  
Board Approval Required: BZA-SD

Owner: REAVIS-COMER DEVELOPMENT  
Applicant: SITECAST, LLC  
Contact: CHRIS DONATO

843-224-4264  
cdonato@sitecastsc.com


Misc notes: Construction plans for a new building on the lot and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

---

**#9 CHURCH CREEK COMMUNITY GAZEBO****SITE PLAN**

Project Classification: SITE PLAN  
Address: DUCK HOLE ROAD  
Location: WEST ASHLEY  
TMS#: 4181100005, 006, 007  
Acres: 1.21  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: PUD (CHURCH CREEK LANDING)

 new BP approval tracking

City Project ID #: TRC-SP2017-000040  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CEDAR LANE DEVELOPMENT, LLC  
Applicant: CLINE ENGINEERING, INC.  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com


Misc notes: Construction plans for a 1,000 square foot gazebo and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

---

**#10 GREENWAY PRESERVE (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: MUTUAL DRIVE  
Location: WEST ASHLEY  
TMS#: 3100600106  
Acres: 5.22  
# Lots (for subdiv): 18  
# Units (multi-fam./Concept Plans):  
Zoning: SR-6

 new BP approval tracking

City Project ID #: TRC-SUB2017-000043  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC

Owner: CATALYST BUILDERS, INC.  
Applicant: HLA, INC.  
Contact: ANDREW TODD-BURKE

843-763-1166  
atoddburke@hlainc.com


Misc notes: Road construction plans for an 18 lot subdivision.

**RESULTS:** Revise and resubmit to TRC.

---

**#11 JAMES ISLAND CENTER****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1739 MAYBANMK HIGHWAY  
Location: JAMES ISLAND  
TMS#: 4240000005  
Acres: 6.42  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

 new BP approval tracking

City Project ID #: 170228-1739MaybankHwy-1  
City Project ID Name: TRC\_SP:JamesIslandCenterParking

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB

Owner: JAMES ISLAND CENTER, LLC  
Applicant: BOHLER ENGINEERING  
Contact: MIKE THEBERGE

980-272-3400  
mtheberge@bohlereng.com

Misc notes: Construction plans to modify the parking lot and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

---

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.